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Ordnance Survey Ireland Licence No. AU 0066515  
PSRA No. 002964 (licence)  
Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin  
T : +353 1 2100 360 F : +353 1 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



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For Sale by Private Treaty



81 Bird Avenue, Clonskeagh, Dublin 14

# For Sale by Private Treaty

## 81 Bird Avenue, Clonskeagh, Dublin 14



Allen & Jacobs are delighted to bring to the market this stunning detached residence which sits on a site of c.0.22 acre and benefits from a beautifully planted c.36m southerly garden to the rear. The property has been substantially extended and upgraded throughout and now provides c.203sqm/2,185sqft of well-proportioned light filled accommodation. Notable features include; extension to side & rear, newly fitted contemporary kitchen & bathrooms, upgrading of heating & plumbing, new windows, large utility, attic insulation, parking to the front & side and a large wraparound Indian sandstone patio-ideal for outdoor entertaining.

Situated in an enviable location with an abundance of amenities within close proximity. There is local shopping a stone's throw away and the villages of Donnybrook, Ranelagh and Dundrum are also close by with their excellent selection of shops, bars and restaurants. It is also close to many of Dublin's premier schools including Gonzaga College, The High School, Muckross Park, Alexandra College Sandford Park, St. Michael's College, Mount Anville and The Teresians. UCD is just around the corner and there are excellent public transport links including several bus routes and the LUAS at Windy Arbour only a 15 minute walk away. A host of leisure facilities are also within striking distance including David Lloyd Gym, UCD Sport & Fitness gym and golf courses at Milltown Golf Club & Elm Park.

A lovely family home ready to walk into with viewing highly recommended.

### At A Glance

- Presented in excellent condition throughout
- Upgraded & extended c.203sqm/2,185sqft
- Sitting on a site of c.0.22 acre
- Beautifully landscaped southerly facing rear garden c.36m
- Potential to further extend (subject to PP)
- Large wraparound Indian Sandstone patio
- Off street parking to front & side
- Contemporary kitchen & bathrooms
- Large utility
- Upgraded Heating & plumbing
- New double glazed windows
- Attic insulated and convertible
- On bus routes & easy walk to LUAS station
- Beside all amenities
- Easy reach of city centre & M50



### Viewing

Strictly By Prior Appointment  
 Only With Sole Agents Allen & Jacobs  
 t : 2100360 f : 2789494  
 e : info@allenandjacobs.ie  
 w : allenandjacobs.ie

### Notes:

### Accommodation

**Reception Porch** 3.4 x 1.4 Solid timber floors, recessed lighting

**Hall** Ceiling cornicing, phone point, attractive timber floor, under stairs storage

**Living Room** 3.88 x 3.66 Ceiling cornicing, feature timber fireplace with slate hearth and insert, coal effect gas fire, tv point, large double doors to patio and garden

**Kitchen/Breakfast room** 3.65 x 4.76 Fully integrated and fitted eye & floor level press units, feature granite kitchen counter with breakfast bar; double combi oven, warming drawer; integrated dishwasher; integrated fridge, integrated washing machine, extractor fan, 1.5 sink bowl, recessed lighting

**Dining room** 3.65 x 6.65 Attractive timber floors, ornate ceiling mouldings, feature wall to wall and ceiling to ceiling windows

**Utility room** 4.43 x 1.6 Storage press with gas boiler; plumbed for washing machine & dryer; attractive tiled floors, fitted eye & floor level press units, stainless steel sink unit with drainer; heating controls, integrated double freezer, 2 x velux roof lights, recessed lighting, door to side patio and garden



**Inner hall** 1.56 x 1.5 Recessed lighting, lobby, attractive tiled floors

**Shower room** Attractive tiled floor; tiled shower cubicle, wc, tiled walls, fitted mirror; marble counter; velux roof light, recessed lighting

**Family room** 7.09 x 4.15 Attractive timber floors, feature ornate displays with integrated storage presses, open fire place with marble hearth, recessed lighting, large double doors to patio & garden

**Upstairs**  
**Landing** Access to attic via pull down ladder; shelved hot press with dual immersion

**Bedroom 1 (front)** 3.55 x 2.45 Built in wardrobes

**Bedroom 2 (front)** 3.78 x 2.13 Built in wardrobes

**Bathroom** Fitted bath with shower attachment, feature floating whh, wc, attractive timber floors, recessed lighting, extractor fan, heated towel rail.



**Bedroom 3 (master rear)** 3.7 x 3.65 max Wall to wall built in wardrobes

**En suite** 2.6 x 1.2 Tiled shower cubicle, feature floating whb, wc, tiled walls and floor; marble counter; fitted mirror; heated towel rail, recessed lighting.

**Bedroom 4** 3.66 x 3.57 Built in double wardrobes, phone point

**Outside**  
 To the front is a landscaped garden with lawn, mature trees, shrubs and rose bushes. There is a pebble driveway providing ample off street parking and additional space/parking to the side accessed via timber double doors.

To the rear is a meticulously landscaped south facing garden c.36m, mainly laid out in lawn and with a variety of plants, shrubs and mature trees. There is also a large wraparound Indian sandstone patio with raised brick planters.



### Negotiator

Gary Jacobs MSCI MRICS